

Shape Our Fremont

Keep Your Eyes on the Big Ones

Sometimes the biggest projects seem to glide through the system unnoticed. That doesn't mean they should be ignored. Here are a few big ones that definitely should not be ignored.

Irvington BART Meeting

The City of Fremont is hosting a second community meeting to let residents voice their thoughts and concerns about design options for the proposed Irvington BART Station to be located at the southwest corner of Washington Boulevard and Osgood Road. If you attended the first meeting several months ago, you are encouraged to attend this meeting as well.

This project is definitely one of the big ones because all the properties within a half-mile radius of the station are part of a Transit Oriented Development (TOD) Overlay, and many of them are designated for high-density, high-rise housing.

Much of the future housing development will be south of the station along Osgood Road, where 179 apartments in a six-story complex have already been approved on the east side, and 93 condominiums in a five-story tower are currently under construction on the west side. Several other big housing projects are pending along Osgood as far south as Blacow Road.

When the TOD Overlay along Osgood is fully built out, there could be as many as 3,000 to 4,000 additional people living there and traveling to and from schools, jobs, and other destinations. Because there are no other vehicle or pedestrian connections along this section of road, all traffic will have to go north to Washington Boulevard or south to Auto Mall Parkway, which are already heavily congested.

The Irvington BART meeting will be held on Wednesday, May 23, at 7:00 p.m. at the Fremont Main Library in the Fukaya Room on the first floor. This will be an informal meeting that will allow residents to drop in, look at various displays, and interact with meeting coordinators who can answer questions and note concerns.

Ohlone Frontage Project

Another big one is the preliminary proposal to build 258 apartment units and 13,000 square feet of commercial space in several multi-story buildings in front of the Fremont Campus of Ohlone College on Mission Boulevard. It is tentatively scheduled to be submitted for a General Plan Amendment (GPA) Screening Request by the June 15 deadline.

The request would be heard by the Planning Commission in August and the City Council in September. If the council decides it is in Fremont's best interest to consider the proposal, the developer would then submit a Formal Application for review by the City Planning Department.

This proposal requires a General Plan Amendment because the current land use designation of the property would have to be changed from Public Facility to Multi-Family Residential in order to proceed. At the City Council hearing on February 20, it was proposed that the General Plan for the entire Mission San Jose Town Center be reviewed comprehensively so as to not grant piecemeal GPAs in that area. It was suggested that no GPA Screening Requests be granted until the study was complete. That has not happened yet, so it is not clear how the council will respond to the Ohlone Frontage request.

East-West Connector

A proposal to build a new, high-volume road connector between Mission Boulevard and Paseo Padre Boulevard near the Union City-Fremont boundary is being promoted by Union City as a means of re-routing traffic from the Union City BART Station to the Dumbarton Bridge without adding congestion in the Decoto Business District.

The route would pass under the Union Pacific and BART train tracks, behind the housing developments off Isherwood in Fremont, and across a new bridge to Paseo Padre, where it would jog over to Decoto Road.

Although this would primarily be a road project, there are plans to build additional homes in the area. The project could also have significant impacts on traffic and noise for existing housing along the route.

At this point, the proposal is being considered by various Alameda County agencies, and there is no final decision.

Silicon Sage Centerville

And finally, a proposal to build 64 flats, 72 townhouses, and 25,000 square feet of retail commercial space on Fremont Boulevard at Peralta Boulevard in the Centerville Town Center is currently undergoing an Environmental Impact Review (EIR) to determine how to mitigate the impacts of the project on traffic and the historic Centerville fire station. That review is expected to be completed within the next few months, and the project will then go to the Planning Commission for a final decision. Because the project proposes to comply with the land use and zoning standards, it would not go to the City Council unless appealed.

To learn more about all proposed housing developments and related issues in Fremont, go to **www.ShapeOurFremont.com**